



16 Birch Grove, Harrogate

£200,000 Guide Price



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A beautifully presented and extended two-bedroom mid-terrace home with enclosed garden, situated in a convenient and well-served residential location close to excellent local amenities.

Ideally positioned within easy reach of local shops, schools and everyday services, and just a short distance from Harrogate town centre, this attractive property offers deceptively spacious accommodation arranged over two floors. Having been extended and well maintained by the current owners, the property combines character features with modern fittings and is ideally suited to first-time buyers, professional couples, downsizers and investors alike.

Externally, the property benefits from an attractive forecourt garden to the front. To the rear is a private enclosed courtyard-style garden, attractively paved to create a low-maintenance outdoor space ideal for entertaining, dining and relaxing. The garden enjoys a good degree of privacy and benefits from secure boundary fencing together with a rear access gate.

This excellent home offers ready-to-move-into accommodation in a popular and convenient location and an early viewing is strongly recommended.

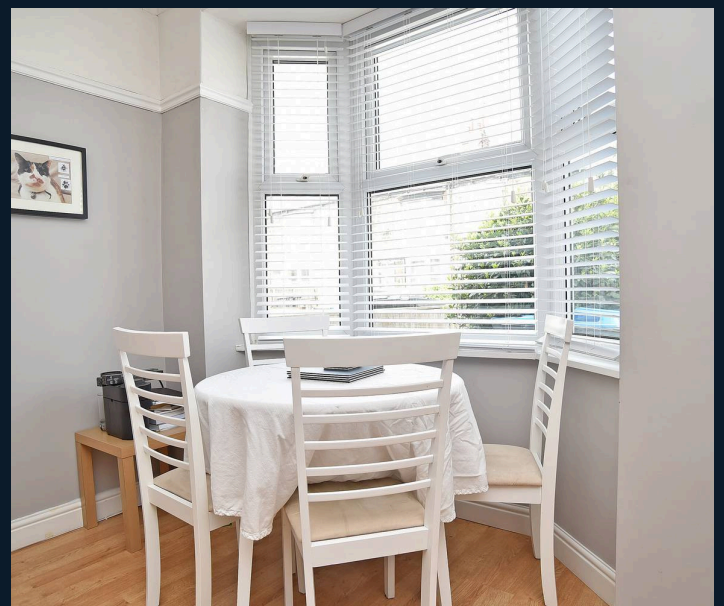
Council Tax band: B

Tenure: Freehold



The accommodation opens into a bright and spacious sitting room featuring a large bay window, attractive fireplace and ample space for both living and dining areas. To the rear, a generous fitted kitchen provides an excellent range of wall and base units with extensive work surfaces and space for appliances. The kitchen leads through to a useful utility area offering additional storage, laundry facilities and direct access to the rear garden. Completing the ground floor is a modern shower room fitted with a contemporary white suite and heated towel rail.

To the first floor are two well-proportioned double bedrooms. The principal bedroom enjoys fitted wardrobes and a pleasant front-facing aspect, while the second bedroom overlooks the rear garden and provides versatile accommodation suitable for guests, children or home working.





Total Area: 63.7 m² ... 685 ft²

All measurements are approximate and for display purposes only.

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